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DEPARTMENT OF LAW
CITY OF CHICAGO

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May 1, 2015

Ms. Susana A. Mendoza
City Clerk
121 North LaSalle Street
Chicago, Illinois 60602

Re: Amendment Number 2 to the Redevelopment Plan and Project for the Sanitary Drainage and Ship Canal Tax Increment Financing Redevelopment Project Area

Dear Ms. Mendoza:

I enclose a proposed Amendment Number 2 to the Sanitary Drainage and Ship Canal Tax Increment Financing Redevelopment Project Area Redevelopment Plan and Project (the "Amendment to the Plan") for the Sanitary Drainage and Ship Canal Tax Increment Financing Redevelopment Project Area.

Please make the Amendment to the Plan available in your office as of this date for public inspection in accordance with the requirements of Section 5/11-74.5-5(a) of the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74-4-1 et seq., as amended. If you have any questions with respect to this matter, please call me at 744-8973.

Sincerely,

Michael L. Gaynor
Senior Counsel

Enclosure

cc: Tricia Ruffolo



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City of Chicago

**Sanitary Drainage and Ship Canal
Tax Increment Redevelopment Area
Redevelopment Plan and Project**

Plan Adopted: July 24, 1991
Amendment No. 1: November 12, 2012

Amendment No. 2
April 30, 2015

City of Chicago
Rahm Emanuel
Mayor



**Sanitary Drainage and Ship Canal
Tax Increment Redevelopment Area
Redevelopment Plan and Project
Amendment No. 2**

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 Exhibit 1: Legal Description

 Exhibit 2: RPA Context Map

 Exhibit 3: RPA Boundary Map

 Exhibit 4: Existing Land Use Map

 Exhibit 5: Proposed Future Land Use Map

 Exhibit 6: Certificate of Initial Equalized Assessed Valuation

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Sanitary Drainage and Ship Canal Tax Increment Financing Redevelopment Plan and Project

Amendment No. 2

Executive Summary

To induce redevelopment, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended from time to time (the "Act"), the City Council of the City of Chicago adopted three ordinances on July 24, 1991, approving the Sanitary Drainage and Ship Canal Tax Increment Redevelopment Area Redevelopment Plan and Project (the "Original Plan"), designating the Sanitary Drainage and Ship Canal Redevelopment Project Area (the "Project Area" or "RPA") as a redevelopment project area under the Act, and adopting tax increment allocation financing for the Project Area. The Original Plan was amended pursuant to an ordinance adopted by the City Council on November 12, 2012, to reflect minor changes to the Original Plan's text ("Amendment No. 1"). The Original Plan with Amendment No. 1 is attached as Exhibit 7.

The Original Plan is being amended again through this document ("Amendment No. 2") to extend the estimated date of completion of the Redevelopment Project, pursuant to authorization of the extension in the Act; update the Proposed Future Land Use Map to allow mixed industrial, commercial and institutional uses in selected additional locations within the Project Area; accommodate minor language changes reflecting updates to the TIF Act since the date of Amendment No. 1; and update the RPA boundary legal description to correct a Scrivener's error in original legal description. In addition, the Vicinity Map, Boundary Map, and Existing Land Use Map are being replaced in Amendment No. 2 to increase the clarity of the original maps, though there are no material changes to those maps. The modifications included in Amendment No. 2 are outlined below and follow the format of the Original Plan. Throughout this document, the Original Plan with Amendment No. 1 and Amendment No. 2 will be referred to collectively as the "Plan."

Amendment No. 2 summarizes the analyses and findings of the consultant's work, which, unless otherwise noted, is the responsibility of the consultant, *SB Friedman Development Advisors*. The City of Chicago (the "City") is entitled to rely on the findings and conclusions of Amendment No. 2 in amending the Original Plan and Amendment No. 1 under the Act. The consultant has prepared Amendment No. 2 with the understanding that the City would rely: 1) on the previous eligibility findings and conclusions of the Original Plan and Amendment No. 1; and 2) on the fact that the Original Plan and Amendment No. 1 contain the necessary information to be compliant with the Act.

The Sanitary Drainage and Ship Canal RPA is generally bounded by W. 31st Street to the north, S. Campbell Avenue to the east, W. 35th Street to the south, and S. Central Park Avenue to the west. The RPA contains a total of 86 parcels and approximately 251.2 acres of land.

Modifications to the Original Plan

Section I: Introduction

No changes.

Section II: Redevelopment Project Area Legal Description

No changes.

Section III: Redevelopment Project Area Goals and Objectives

No changes.

Section IV: Blighted Area Conditions Existing in the Redevelopment Project Area

No changes.

Section V: Redevelopment Project

Under Section V. B. "Redevelopment Activities," replace the first paragraph under the subheading "Acquisition and Clearance" with the following text:

To meet the goals and objectives of this Plan, the City may acquire and assemble property throughout the Project Area. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain or through the Tax Reactivation Program and may be for the purpose of (a) sale, lease or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

In connection with the City exercising its power to acquire real property, including the exercise of the power of eminent domain, under the Act in implementing the Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Plan.

Under Section V. B. "Redevelopment Activities," replace the paragraph under the subheading "Relocation" with the following text:

Relocation assistance may be provided in order to facilitate redevelopment of portions of the Project Area, and to meet the other City objectives. Businesses or households legally occupying properties to be acquired by the City may be provided with relocation advisory and financial assistance as determined by the City.

Under Section V. B. "Redevelopment Activities," replace the subheading "Interest Cost Write-Down" with the following text:

Interest Costs

Under Section V. B. "Redevelopment Activities," in between the subsections "Job Training" and "Redevelopment Agreements," insert the following paragraph under a new subheading:

Affordable Housing

The City requires that developers who receive TIF assistance for market-rate housing set aside 20% of the units to meet affordability criteria established by the City's Department of Planning and Development or any successor agency. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 100% of the area median income, and affordable rental units should be affordable to persons earning no more than 60% of the area median income.

Under Section V. B. "Redevelopment Activities," insert the following text at the end of the section under a new heading:

Intergovernmental Agreements

The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects").

Under Section V. C. "General Land Use Plan," replace the first paragraph with the following text:

Existing land uses in the RPA are primarily industrial, material/storage yards, vacant property, and railroad right-of-way, as shown in Exhibit 4. Some City (institutional) uses that are predominantly industrial in character are also present in the RPA.

Under Section V. C. "General Land Use Plan," after the first paragraph, add the following text in a new paragraph:

The future land use of the RPA reflects the objectives of Redevelopment Project, which are to promote economic development within the RPA to create an active industrial district and to support other improvements that serve the redevelopment and economic development interests of the local area, business owners, and the City. The proposed objectives are compatible with historic land use patterns and support current development trends in the area. The proposed industrial and mixed-use designation is shown in Exhibit 5. The future land use designation allows for the following uses:

- Industrial
- Mixed-Use: Industrial, Commercial, Institutional

Under Section V. D. "Estimated Redevelopment Project Costs," delete and replace the entire Section V. D., including Table 1, with the following text:

The various redevelopment expenditures that are eligible for payment or reimbursement under the Act are reviewed below. Following this review is a list of estimated redevelopment project costs (the "Redevelopment Project Costs") that are deemed to be necessary to implement the Plan.

In the event the Act is amended after the date of the approval of Amendment No. 2 by the City Council of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/11-74.4-3(q)(11)), the Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as Redevelopment Project Costs under the Plan, to the extent permitted by the Act. In the event of such amendment(s) to the Act, the City may add any new eligible redevelopment project costs as a line item in **Table 1** or otherwise adjust the line items in **Table 1** without amendment to the Plan, to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total Redevelopment Project Costs without a further amendment to Plan.

1. Eligible Redevelopment Costs

Redevelopment project costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or incidental to the Plan pursuant to the Act. Such costs may include, without limitation, the following:

- a) Costs of studies, surveys, development of plans and specifications, implementation and administration of the Plan including but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;
- b) The costs of marketing sites within the RPA to prospective businesses, developers and investors;
- c) Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- d) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;

- e) Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
- f) Costs of job training and retraining projects including the cost of “welfare to work” programs implemented by businesses located within the Project Area;
- g) Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;
- h) To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district’s capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan;
- i) An elementary, secondary, or unit school district’s increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
- j) Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or by Section 74.4-3(n)(7) of the Act (see “Relocation” section);
- k) Payment in lieu of taxes, as defined in the Act;
- l) Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs; (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Project Area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a;
- m) Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

1. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 2. such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 3. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 4. the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) cost paid or incurred by the redeveloper for such redevelopment project; (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
 5. up to 75 percent of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
- n) Instead of the eligible costs provided for in (m) 2, 4 and 5 above, the City may pay up to 50 percent of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act;
- o) The costs of daycare services for children of employees from low-income families working for businesses located within the Project Area and all or a portion of the cost of operation of day care centers established by Project Area businesses to serve employees from low-income families working in businesses located in the Project Area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80 percent of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development;
- p) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost; and
- q) If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the Project Area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

2. Estimated Redevelopment Project Costs

The estimated eligible costs of the RPA are shown in Table 1 below.

TABLE 1: ESTIMATED REDEVELOPMENT PROJECT COSTS

Eligible Expense	Estimated Cost
Professional and Administrative	\$ 1,000,000
Marketing	500,000
Property Assembly and Site Preparation	5,500,000
Rehabilitation of Existing Buildings	2,500,000
Construction of Public Facilities and Improvements ^[1]	10,500,000
Job Training	500,000
Financing Costs	1,000,000
Relocation Costs	500,000
Interest Costs	2,000,000
Affordable Housing Construction	500,000
Day Care Services	500,000
TOTAL REDEVELOPMENT COSTS^{[2] [3]}	\$ 25,000,000^[4]

¹This category may also include paying for or reimbursing (i) an elementary, secondary or unit school district's increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts impacted by the redevelopment of the Project Area. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan.

²Total Redevelopment Project Costs represent an upper limit on expenditures that are to be funded using tax increment revenues and exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs. Within this limit, adjustments may be made in line items without amendment to this Plan, to the extent permitted by the Act.

³The amount of the Total Redevelopment Project Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Project Area, but will not be reduced by the amount of redevelopment project costs incurred in the Project Area which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Project Area only by a public right-of-way.

⁴All costs are in 2015 dollars and may be increased by five percent (5%) after adjusting for inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U.S. Department of Labor. Additional funding from other sources such as federal, state, county, or local grant funds may be utilized to supplement the City's ability to finance Redevelopment Project Costs identified above.

Under Section V. E. "Sources of Funds to Pay Redevelopment Project Costs Eligible Under Illinois TIF Statute," delete and replace entire section V. E. with the following text:

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from Incremental Property Taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing and other legally permissible funds the City may deem appropriate. The City may incur redevelopment project costs which are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed from such costs from incremental taxes. Also, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers. Additionally, the City may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

The Project Area may be contiguous to or separated by only a public right-of-way from other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Project Area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or project areas separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in the Plan.

The Project Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.6-1, *et seq.*). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Project Area, the City may determine that it is in the best interests of the City and the furtherance of the purposes of the Plan that net revenues from the Project Area be made available to support any such redevelopment project areas, and vice versa. The City therefore proposes to utilize net incremental revenues received from the Project Area to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas and vice versa. Such revenues may be transferred or loaned between the Project Area and such areas. The amount of revenue from the Project Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 1 of this Plan.

Under Section V. F. "Nature and Term of Obligations to be Issued," delete and replace entire section, including the section heading for V. F., with the following text:

Issuance of Obligations

The City may issue obligations secured by Incremental Property Taxes pursuant to Section 11-74.4-7 of the Act. To enhance the security of a municipal obligation, the City may pledge its full faith and credit through the issuance of general obligations bonds. Additionally, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the thirty-fifth calendar year following the year in which the ordinance approving the Project Area is adopted.

Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Plan. Obligations may be issued on a parity or subordinated basis.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds. To the extent that Incremental Property Taxes are not needed for these purposes, and are not otherwise required, pledged, earmarked or otherwise designated for the payment of Redevelopment Project Costs, any excess Incremental Property Taxes shall then become available for distribution annually to taxing districts having jurisdiction over the Project Area in the manner provided by the Act.

Under Section V. G. "Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area," delete and replace entire section text with the following text:

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Project Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Project Area. The 1990 Certified Initial EAV of all taxable parcels in the Project Area is \$10,722,329. This total EAV amount, by parcel index number ("PIN"), is summarized in Exhibit 6.

Under Section V. H. "Anticipated Equalized Assessed Valuation," delete and replace entire section text with the following text:

The 2027 EAV for the Sanitary Drainage and Ship Canal RPA is projected to be approximately \$21,000,000. This estimate is based on several key assumptions, including an inflation factor of 2.0 percent per year on the EAV of all properties within the Sanitary Drainage and Ship Canal RPA, with its cumulative impact occurring in each triennial reassessment year, and an equalization factor of 2.6621 (2013). This estimate does not assume that any additional new development will occur within the RPA.

Section VI: Scheduling of the Redevelopment Project

In Section VI. A. "Redevelopment Project":

No changes.

In Section VI. B. "Commitment to Fair Employment Practices and Affirmative Action," replace the entire section with the following text:

The City is committed to and will affirmatively implement the following principles with respect to the Plan:

- A) The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Project, including, but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
- B) Redevelopers must meet the City's standards for participation of 24% Minority Business Enterprises and 4% Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
- C) This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
- D) Redevelopers will meet City standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

The City shall have the right in its sole discretion to exempt certain small businesses, residential property owners and developers from the above.

In Section VI. C. "Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs," the entire section is replaced with the following text:

This Redevelopment Project will be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the City Treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the thirty-fifth calendar year following the year in which the ordinance approving the Plan was adopted (i.e., by December 31, 2027). The private redevelopment investment and anticipated growth that will result from redevelopment and rehab activity in this Project Area is expected to increase the equalized assessed valuation by approximately \$10,400,000 over the 35-year period in which the Plan is in place.

Section VII: Provisions for Amending the Tax Increment Redevelopment Plan and Project

No changes.

Following Section VII, insert new sections as follows:

Section VIII: Financial Impact on Taxing Districts

The Act requires an assessment of any financial impact of the Project Area on, or any increased demand for services from, any taxing district affected by the Plan and a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

The following taxing districts presently levy taxes on properties located within the Project Area:

- Metropolitan Water Reclamation District of Greater Chicago
- County of Cook
- Forest Preserve District of Cook County
- City of Chicago
- City of Chicago Library Fund
- City of Chicago School Building and Improvement Fund
- Chicago Community College District 508
- Board of Education
- Chicago Park District
- Chicago Park District Aquarium and Museum Bonds
- Metropolitan Water Reclamation District of Greater Chicago

Development of vacant sites with active and more intensive uses may result in additional moderate demands on services and facilities provided by the districts. At this time, no special programs are proposed for these taxing districts. Should demand increase, the City will work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

This Plan and Project is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when tax increment financing is utilized, real estate tax increment revenues from the increases in EAV over and above the Certified Initial EAV (established at the time of adoption of the Plan) may be used to pay eligible redevelopment project costs for the RPA. At the time when the RPA is no longer in place as a TIF district under the Act, the real estate tax revenues resulting from the redevelopment of the RPA will be distributed to all taxing districts levying taxes against property located in the RPA. These revenues will then be available for use by the affected taxing districts. Successful implementation of the Plan is expected to result in new development and private investment on a scale sufficient to overcome blighted and conservation area conditions and substantially improve the long-term economic value of the Project Area.

It is expected that the increases in demand for the services and programs of the aforementioned taxing districts associated with the Project Area can be adequately handled by the existing services and programs maintained by these taxing districts.

Section IX: Housing Impact Study

As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a housing impact study and incorporate the study in the redevelopment project plan.

The Plan will not result in displacement of residents from inhabited residential units, and the City certifies that no such displacement of residents from the Project Area will occur as a result of the Plan. Therefore, a Housing Impact Study is not required under the Act.

Exhibits

Exhibit 1: Legal Description

Replace Exhibit 1 with the following text:

ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 25; THE NORTHEAST 1/4, THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35; THE NORTH 1/2, THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 36 ALL IN TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH CERTAIN LOTS AND BLOCKS IN MANCHESTER, BEING STEELE AND BUCHANAN'S SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 36, LYING NORTH OF THE ILLINOIS AND MICHIGAN CANAL ACCORDING TO THE PLAT THEREOF RECORDED JUL 31, 1857; S. J. WALKER'S SUBDIVISION OF THAT PART SOUTH OF THE CANAL OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART SOUTH OF THE CANAL OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 36, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 6, 1863; THE CAMPBELL SOUP COMPANY (CENTRAL DIVISION) SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SAID SECTION 36, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1930 AS DOCUMENT NO. 10667452; THE CAMPBELL SOUP COMPANY'S SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SAID SECTION 36, ACCORDING TO THE PLAT THEREOF RECORDED JULY 24, 1957 AS DOCUMENT NO. 16966716; AND THE SANITARY DISTRICT TRUSTEES' SUBDIVISION OF THE RIGHT OF WAY FROM THE NORTH AND SOUTH CENTER LINE OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TO THE WEST LINE OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 31, 1908 AS DOCUMENT NO. 4180216 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE SANITARY DRAINAGE AND SHIP CANAL, BEING THE SOUTHERLY LINE OF WATER LOT 'B' IN THE SANITARY DISTRICT TRUSTEES' SUBDIVISION, AFORESAID, WITH THE WEST RIGHT OF WAY LINE OF THE PITTSBURGH, CINCINNATI, CHICAGO & ST. LOUIS RAILWAY IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 36;

THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID SANITARY DRAINAGE AND SHIP CANAL TO THE EAST LINE OF CALIFORNIA AVENUE; THENCE NORTH ALONG THE EAST LINE OF CALIFORNIA AVENUE TO THE NORTH LINE OF 31st STREET; THENCE WEST ALONG SAID NORTH LINE TO THE INTERSECTION OF THE NORTHERLY EXTENSION OF A LINE DRAWN 667.24 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 36; THENCE SOUTH ALONG SAID PARALLEL LINE AND ITS NORTHERLY EXTENSION TO THE NORTHERLY LINE OF THE CHICAGO & ILLINOIS WESTERN RAILROAD RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE CENTER LINE OF KEDZIE AVENUE; THENCE SOUTH ALONG THE CENTER LINE OF KEDZIE AVENUE TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID CHICAGO & ILLINOIS WESTERN RAILROAD; THENCE WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO A POINT IN A LINE 20 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE-NORTHWEST 1/4 OF SAID SECTION 35; THENCE SOUTH ALONG SAID PARALLEL LINE TO THE NORTH LINE OF THE SAID SANITARY DRAINAGE AND SHIP CANAL, BEING THE NORTH LINE OF WATER LOT 'E' IN THE SANITARY DISTRICT TRUSTEES' SUBDIVISION, AFORESAID; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE TO THE WEST LINE OF KEDZIE AVENUE; THENCE SOUTH ALONG THE WEST LINE OF KEDZIE AVENUE, A DISTANCE OF 258 FEET TO THE SOUTH LINE OF SAID WATER LOT 'E'; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF WATER LOTS 'E' AND 'D' IN SAID SANITARY DISTRICT TRUSTEES' SUBDIVISION TO ITS INTERSECTION WITH THE WEST LINE OF THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 36; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ATCHISON TOPEKA & SANTA FE RAILWAY; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE WEST LINE OF CALIFORNIA AVENUE; THENCE SOUTH ALONG THE WEST LINE OF CALIFORNIA AVENUE TO THE SOUTH LINE OF 35th STREET; THENCE EAST ALONG THE SOUTH LINE OF 35th STREET TO THE WEST LINE OF THE PITTSBURGH, CINCINNATI, CHICAGO & ST. LOUIS RAILWAY RIGHT OF WAY; THENCE NORTH ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Exhibit 2: Vicinity Map

Replace Exhibit 2 with the enclosed RPA Context Map.

Exhibit 3: Boundary Map

Replace Exhibit 3 with the enclosed RPA Boundary Map.

Exhibit 4: Existing Land Use Map

Replace Exhibit 4 with the enclosed Existing Land Use Map.

Exhibit 5: Intended Land Use Map

Replace Exhibit 5 with the enclosed new Proposed Future Land Use Map.

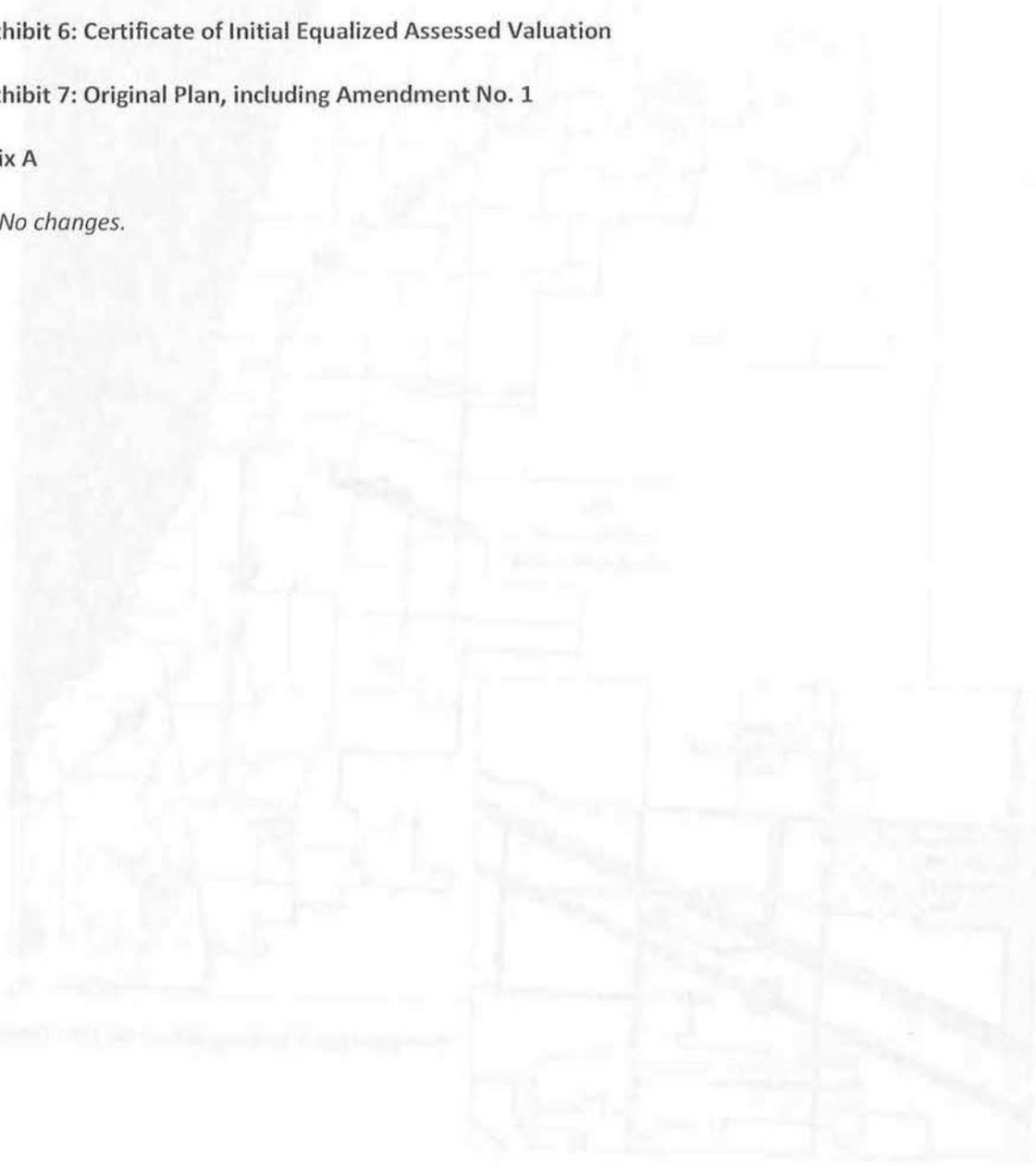
Immediately following Exhibit 5, insert new exhibits as follows:

Exhibit 6: Certificate of Initial Equalized Assessed Valuation

Exhibit 7: Original Plan, including Amendment No. 1

Appendix A

No changes.



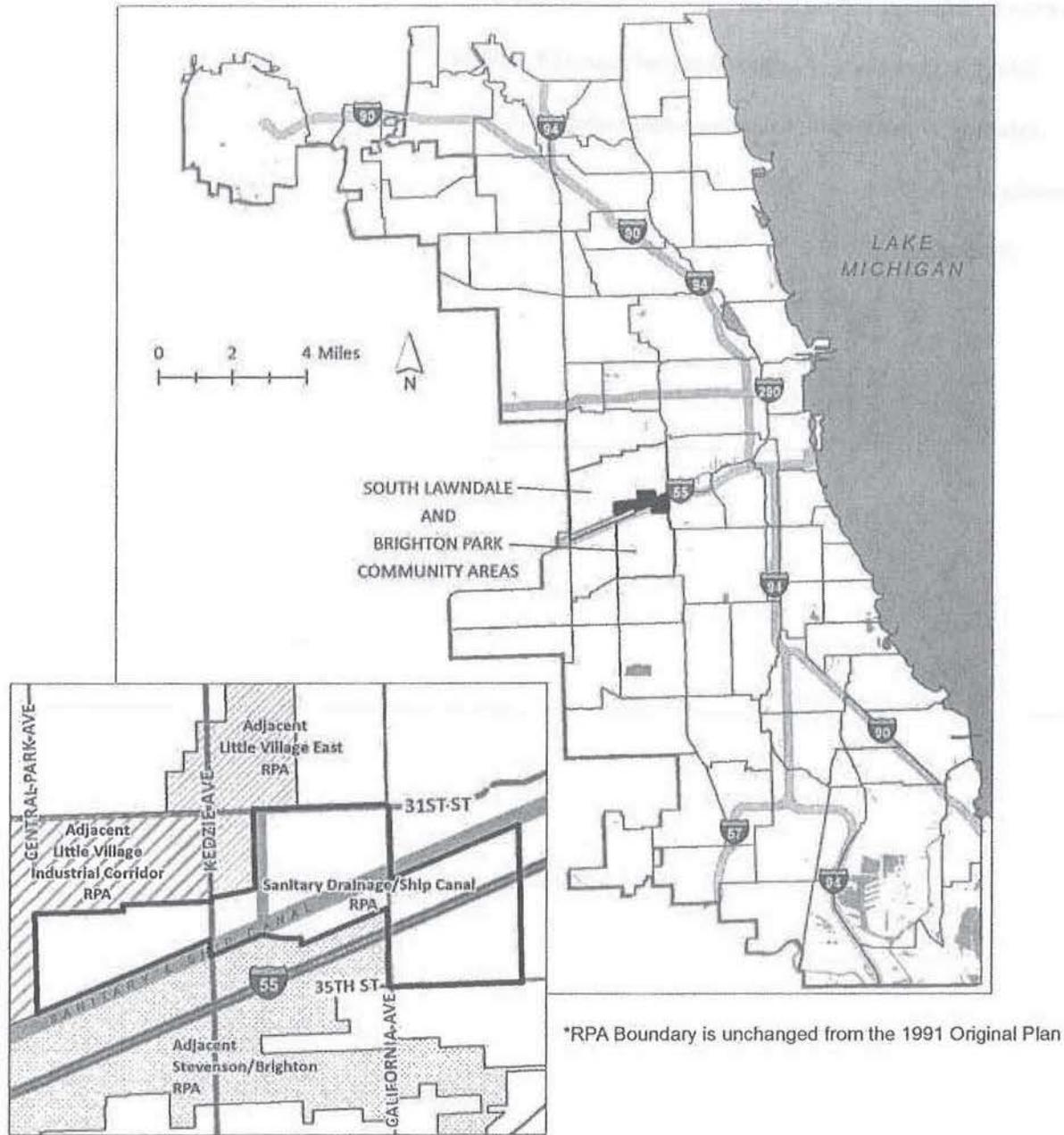
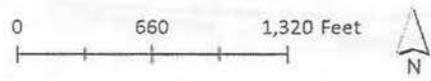
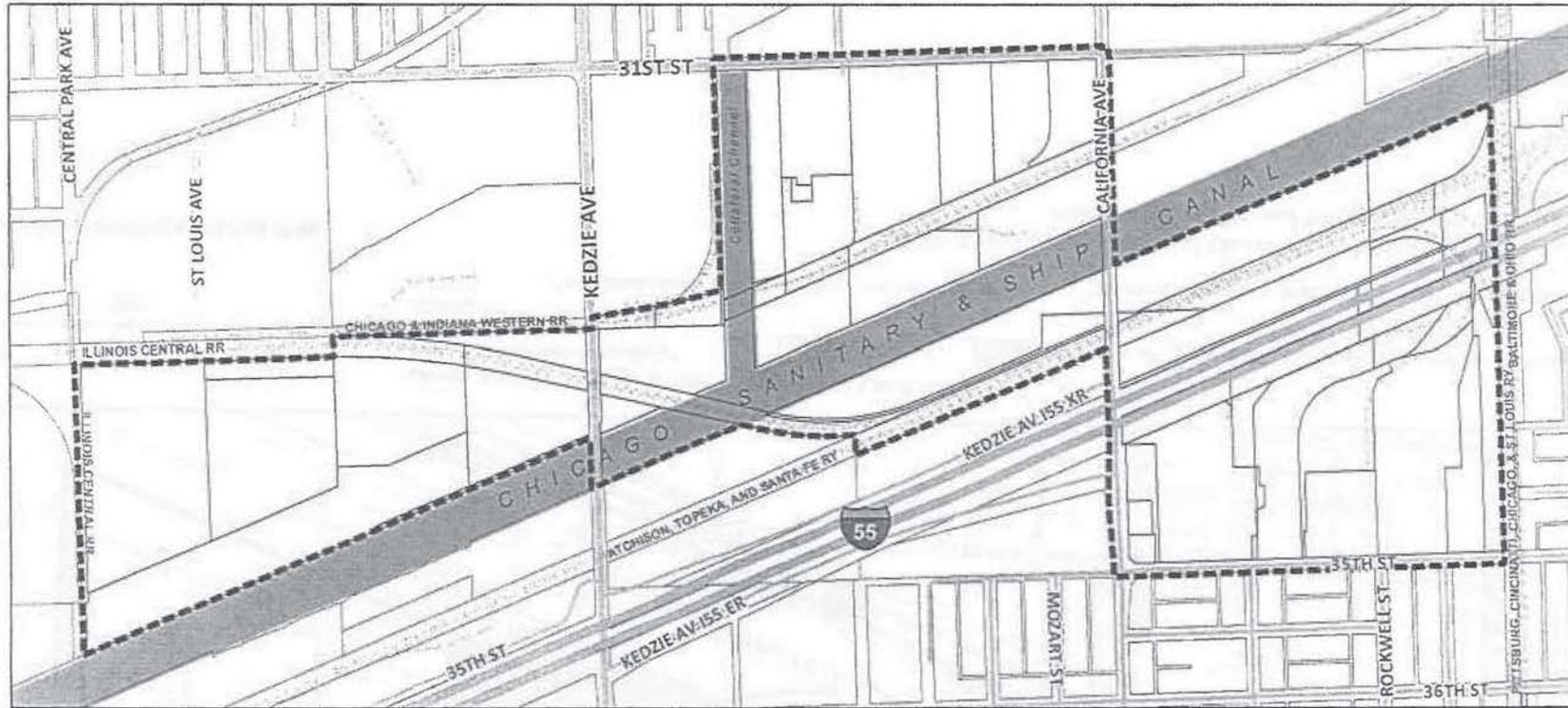


Exhibit 2: RPA Context Map

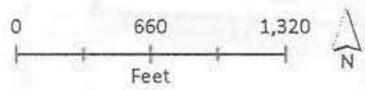
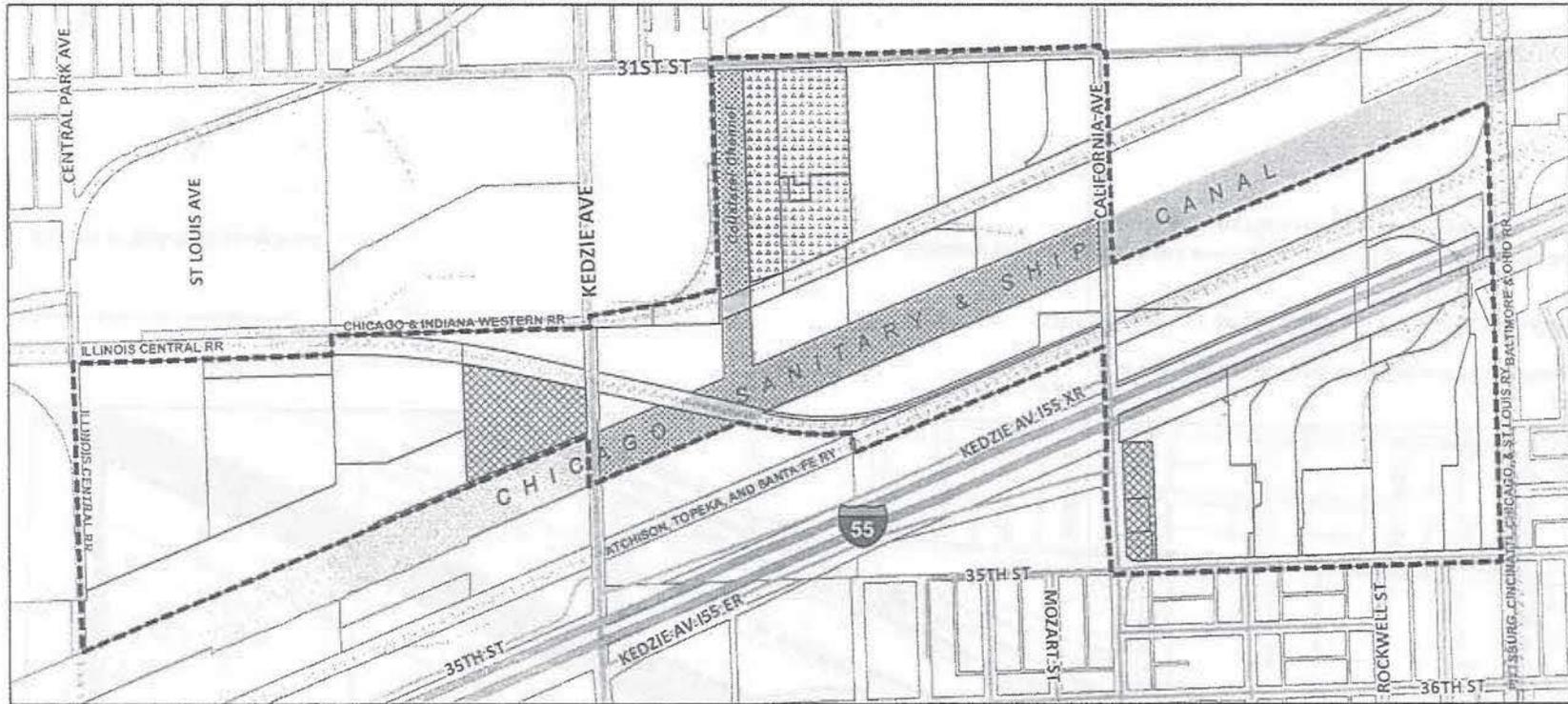
Sanitary Drainage and Ship Canal Tax Increment Redevelopment Area
Redevelopment Plan and Project Amendment No. 2
April 2015



 Sanitary Drainage and Ship Canal RPA Boundary*
 *RPA Boundary is unchanged from the 1991 Original Plan

Exhibit 3: RPA Boundary Map

Sanitary Drainage and Ship Canal Tax Increment Redevelopment Area
 Redevelopment Plan and Project Amendment No. 2
 April 2015

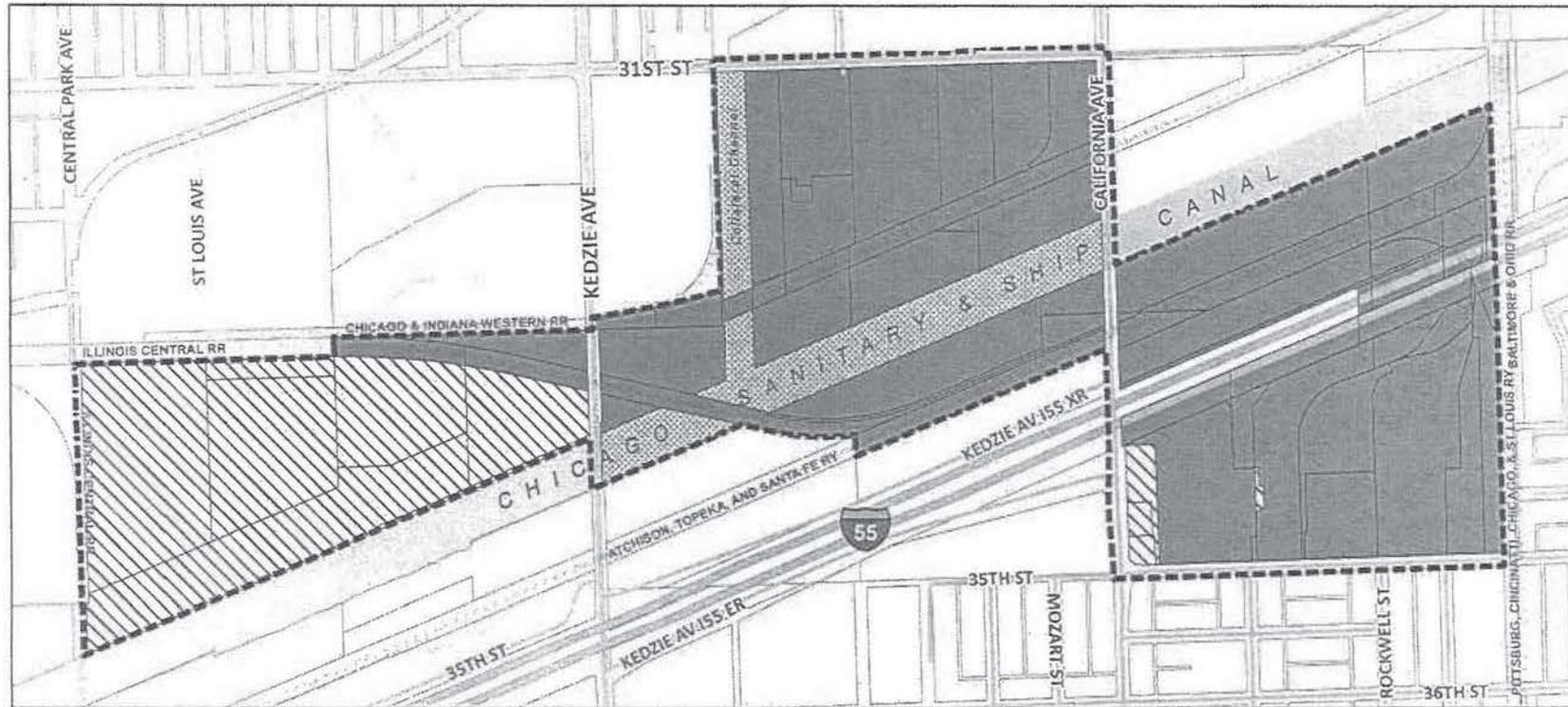


- Sanitary Drainage and Ship Canal RPA Boundary*
- Waterway
- Industrial
- Commercial
- Institutional Uses - Predominantly Industrial in Character

*RPA Boundary is unchanged from the 1991 Original Plan **Existing Land Use is based on the 1991 Original Plan

Exhibit 4: Existing Land Use Map

Sanitary Drainage and Ship Canal Tax Increment Redevelopment Area
 Redevelopment Plan and Project Amendment No. 2
 April 2015



-  Sanitary Drainage and Ship Canal RPA Boundary*
-  Waterway
-  Industrial
-  Mixed-Use: Industrial, Commercial, Institutional

*RPA Boundary is unchanged from the 1991 Original Plan

Exhibit 5: Proposed Future Land Use Map

Sanitary Drainage and Ship Canal Tax Increment Redevelopment Area
 Redevelopment Plan and Project Amendment No. 2
 April 2015

Exhibit 6: Certificate of Initial Equalized Assessed Valuation



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATE OF INITIAL EQUALIZED ASSESSED VALUATION

I, DAVID D. ORR, do hereby certify that I am the duly qualified and acting Clerk of the County of Cook in the State of Illinois. As such Clerk and pursuant to Section 11-74.4-9 of the Real Property Tax Increment Allocation Redevelopment Act (Illinois Revised Statutes, Chap. 24) I do further:

CERTIFY THAT on March 12, 1992, I received certified copies of the following Ordinances adopted by the City of Chicago, Cook County, Illinois on July 24, 1991:

1. "An Ordinance Approving a Tax Increment Redevelopment Plan and Redevelopment Project for the Sanitary Drainage and Ship Canal Redevelopment Project Area";
2. "An Ordinance Designating the Sanitary Drainage and Ship Canal Redevelopment Project Area and Redevelopment Project Area pursuant to the Tax Increment Allocation Redevelopment Project Act"; and
3. "An Ordinance Adopting Tax Increment Allocation Financing for the Sanitary Drainage and Ship Canal Redevelopment Project Area".

CERTIFY THAT the area constituting the Tax Increment Redevelopment Project Area subject to Tax Increment Financing in the City of Chicago, Cook County, Illinois, is legally described in said Ordinances.

CERTIFY THAT the initial equalized assessed value of each lot, block, and parcel of real property within the said City of Chicago Project Area, as of July 24, 1991 is as set forth in the document attached hereto and made a part hereof as Exhibit "A";

CERTIFY THAT the total initial equalized assessed value of all taxable real property situated within the said City of Chicago Tax Increment Redevelopment Project Area is:

TAX CODE AREA 76017	\$ 2,412,211
TAX CODE AREA 76066	1,359,340
TAX CODE AREA 76067	1,386,764
TAX CODE AREA 77006	4,222,534
TAX CODE AREA 77010	935,469
TAX CODE AREA 77084	406,011

for a total of

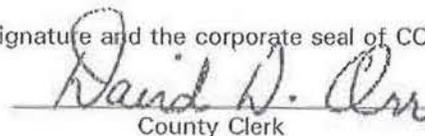
TEN MILLION, SEVEN HUNDRED TWENTY-TWO
THOUSAND, THREE HUNDRED TWENTY-NINE
DOLLARS AND NO CENTS

(\$10,722,329.)

such total initial equalized assessed value as of July 24, 1991, having been computed and ascertained from the official records on file in my office and as set forth in Exhibit "A".

IN WITNESS WHEREOF, I have hereunto affixed my signature and the corporate seal of COOK COUNTY this 4th day of February 2015.

(S E A L)


County Clerk

DATE 02/04/2015 AGENCY: 03-0210-595 TIF CITY OF CHICAGO--SANITARY DRAIN&SHIP CANL

PERMANENT REAL ESTATE INDEX NUMBER OF EACH LOT, BLOCK, TRACT OR PARCEL REAL ESTATE PROPERTY WITHIN SUCH PROJECT AREA:	1990 EQUALIZED ASSESSED VALUATION OF EACH LOT, BLOCK, TRACT OR PARCEL WITHIN SUCH PROJECT AREA:
--	---

16-36-200-029-0000	0
16-36-200-030-0000	351
16-36-200-031-0000	213,237
16-36-200-032-0000	8,128
16-36-200-033-0000	906
16-36-200-034-0000	3,846
16-36-200-038-0000	0
16-36-200-041-0000	197,216
16-36-200-042-0000	281,414
16-36-200-043-0000	54,750
16-36-200-048-0000	344,642
16-36-201-012-0000	272,941
16-36-201-020-0000	852
16-36-201-034-0000	344,642
16-36-201-035-0000	344,643
16-36-201-036-0000	344,643
16-36-501-002-0000	0
16-36-501-004-0000	0

TOTAL INITIAL EAV FOR TAXCODE: 76017 2,412,211

TOTAL PRINTED: 18

DATE 02/04/2015 AGENCY: 03-0210-595 TIF CITY OF CHICAGO-SANITARY DRAIN&SHIP CANL

PERMANENT REAL ESTATE INDEX NUMBER
OF EACH LOT, BLOCK, TRACT OR PARCEL
REAL ESTATE PROPERTY WITHIN SUCH
PROJECT AREA:

1990 EQUALIZED ASSESSED VALUATION
OF EACH LOT, BLOCK, TRACT OR PARCEL
WITHIN SUCH PROJECT AREA:

16-36-200-022-0000	670,056
16-36-201-032-0000	344,642
16-36-201-033-0000	344,642

TOTAL INITIAL EAV FOR TAXCODE: 76066

1,359,340

TOTAL PRINTED: 3

DATE 02/04/2015 AGENCY: 03-0210-594 TIF CITY OF CHICAGO-SANITARY DRAIN&SHIP CANL

PERMANENT REAL ESTATE INDEX NUMBER
OF EACH LOT, BLOCK, TRACT OR PARCEL
REAL ESTATE PROPERTY WITHIN SUCH
PROJECT AREA:

1990 EQUALIZED ASSESSED VALUATION
OF EACH LOT, BLOCK, TRACT OR PARCEL
WITHIN SUCH PROJECT AREA:

16-36-200-039-0000

1,386,764

TOTAL INITIAL EAV FOR TAXCODE: 76067

1,386,764

TOTAL PRINTED: 1

DATE 02/04/2015 AGENCY: 03-0210-595 TIF CITY OF CHICAGO-SANITARY DRAIN&SHIP CANL

PERMANENT REAL ESTATE INDEX NUMBER
OF EACH LOT, BLOCK, TRACT OR PARCEL
REAL ESTATE PROPERTY WITHIN SUCH
PROJECT AREA:

1990 EQUALIZED ASSESSED VALUATION
OF EACH LOT, BLOCK, TRACT OR PARCEL
WITHIN SUCH PROJECT AREA:

16-35-204-001-0000	362,183
16-35-204-002-0000	36,198
16-35-204-003-0000	0
16-35-204-007-0000	0
16-35-205-001-0000	0
16-35-205-012-0000	0
16-35-205-013-0000	0
16-35-205-014-0000	0
16-35-205-016-8001	0
16-35-500-003-0000	0
16-35-500-004-0000	0
16-36-100-027-0000	62,024
16-36-100-028-0000	929,364
16-36-100-033-0000	0
16-36-100-035-0000	5,130
16-36-100-039-0000	6,187
16-36-100-047-0000	949
16-36-100-048-0000	2,687
16-36-100-051-8001	0
16-36-100-051-8003	0
16-36-100-051-8004	42,031
16-36-100-053-0000	90,826
16-36-100-054-0000	0
16-36-100-055-0000	0
16-36-100-056-0000	0
16-36-100-057-0000	0
16-36-100-058-8001	0

DATE 02/04/2015 AGENCY: 03-0210-595 TIF CITY OF CHICAGO-SANITARY DRAIN&SHIP CANL

PERMANENT REAL ESTATE INDEX NUMBER OF EACH LOT, BLOCK, TRACT OR PARCEL REAL ESTATE PROPERTY WITHIN SUCH PROJECT AREA:

1990 EQUALIZED ASSESSED VALUATION OF EACH LOT, BLOCK, TRACT OR PARCEL WITHIN SUCH PROJECT AREA:

16-36-100-058-8002	0
16-36-100-058-8003	0
16-36-100-059-8001	0
16-36-100-059-8002	42,031
16-36-101-002-0000	275,572
16-36-101-005-0000	953,714
16-36-101-011-0000	804,217
16-36-200-017-0000	0
16-36-200-018-0000	185,530
16-36-200-026-0000	20,963
16-36-200-037-0000	0
16-36-200-044-0000	315,157
16-36-201-013-0000	76,553
16-36-201-017-0000	0
16-36-201-019-0000	0
16-36-201-021-6001	0
16-36-201-021-6002	0
16-36-201-024-0000	0
16-36-201-027-0000	11,218
16-36-500-001-0000	0
16-36-500-004-0000	0
16-36-500-005-0000	0
16-36-500-006-0000	0
16-36-500-007-0000	0
16-36-500-010-0000	0
16-36-501-001-0000	0
16-36-502-004-0000	0

DATE 02/04/2015 AGENCY: 03-0210-595 TIF CITY OF CHICAGO-SANITARY DRAIN&SHIP CANL

PERMANENT REAL ESTATE INDEX NUMBER
OF EACH LOT, BLOCK, TRACT OR PARCEL
REAL ESTATE PROPERTY WITHIN SUCH
PROJECT AREA:

1990 EQUALIZED ASSESSED VALUATION
OF EACH LOT, BLOCK, TRACT OR PARCEL
WITHIN SUCH PROJECT AREA:

16-36-503-002-0000	0
16-36-503-003-0000	0
16-36-503-004-0000	0
16-36-503-005-0000	0
16-36-503-006-0000	0

TOTAL INITIAL EAV FOR TAXCODE: 77006

4,222,534

TOTAL PRINTED: 59

DATE 02/04/2015 AGENCY: 03-0210-595 TIF CITY OF CHICAGO-SANITARY DRAIN&SHIP CANL

PERMANENT REAL ESTATE INDEX NUMBER OF EACH LOT, BLOCK, TRACT OR PARCEL REAL ESTATE PROPERTY WITHIN SUCH PROJECT AREA:	1990 EQUALIZED ASSESSED VALUATION OF EACH LOT, BLOCK, TRACT OR PARCEL WITHIN SUCH PROJECT AREA:
--	---

16-36-101-010-0000	272,861
16-36-101-014-0000	662,608

TOTAL INITIAL EAV FOR TAXCODE: 77010	935,469
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TOTAL PRINTED: 2

DATE 02/04/2015 AGENCY: 03-0210-595 TIF CITY OF CHICAGO-SANITARY DRAIN&SHIP CANL

PERMANENT REAL ESTATE INDEX NUMBER
OF EACH LOT, BLOCK, TRACT OR PARCEL
REAL ESTATE PROPERTY WITHIN SUCH
PROJECT AREA:

1990 EQUALIZED ASSESSED VALUATION
OF EACH LOT, BLOCK, TRACT OR PARCEL
WITHIN SUCH PROJECT AREA:

16-35-205-016-8002	245,398
16-36-100-060-0000	160,613
TOTAL INITIAL EAV FOR TAXCODE: 77084	406,011
TOTAL PRINTED: 2	